



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Location: Bell Creek Clubhouse

Date & Time: Tuesday May 17, 2022, 6:00 PM

Presiding: HOA President, Christy Jenkins, called the meeting to order at 6:00 PM.

HOA Attendance:

- HOA President, Christy Jenkins
- HOA Secretary, Jeff Meyer
- HOA Treasurer, Jack Podlesh
- HOA Board Director, Chuck Robertson
- Community Group Community Manager, Jennifer Malkus

Resident Attendance:

- Randy Saufley

Agenda: The agenda for the meeting was reviewed. Jeff moved that the meeting agenda be approved, Jack seconded, and the agenda was approved.

Meeting Minutes: Board confirmed meeting minutes were reviewed with no corrections requested. Jack moved that the minutes from the March 15, 2022 meeting be approved, Jeff seconded, and the minutes were approved.

Ratify Actions Without a Meeting:

- Payment plan for account 1046898 approved by the Board without a meeting. Further details to be discussed during executive session.
- Tuckahoe irrigation contract approved without a meeting.
- Tuckahoe landscape work at the Six Pound approved without a meeting.

President's Report:

- Vacancy in Board, Chuck Robertson appointed by President Christy Jenkins.
- Jennifer, Community Manager resigning Associa, replacement TBD from Associa.

Treasurer's Report:

- \$46,230 Operation funds
- \$352,916 Reserve funds



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Committee Reports

Pool Committee:

- Need to build lifeguard table – Jeff to complete
- Lights on deck fixed after previous storm
- Note: Swim contract not to be paid without Finance Committee approval, as agreement has changed with delays in the pool construction.
- Pool registration from last year should work for anyone new, those in from last year should be active.
 - Question about what about those who have moved out – who was responsible
- Life guards to have access to the extra closet – need to contact Swim Team about their items in there
- Need new sun shades – Jennifer to look up prior invoices. Otherwise will order from Amazon.
- Need new umbrella for entrance – Jack to send Jeff link to order.

Social Committee:

- Calendar is updated on the Facebook page.
- Monitoring budget +/-
- Upcoming – Grillin' & Chillin' Memorial Day Weekend
- Turkey Trot – Date for Thanksgiving needs to be updated

Club House:

- Well over budget (positive) in rentals.
- Tuckahoe to be collecting trash again.

Landscaping Committee:

- Vacant lot on Vidette – Communicated with Management, will contact the County if not taken care of.
- Kevin working on playground resurfacing quotes – for turf.
- Interested in replacing trashcans. Christy to explore.
- Interested in placing rock barrier between grassy area of playground and pool deck.
- Parking lot drainage. Christy to work with Kevin.

Communications:

- Site to launch by the end of the month

Architectural Review Committee:

- Compliance Review in June to be scheduled
 - Should post a Facebook post with timeframe and the common issues to folks may improve anything before
- Interest in a separate HOA meeting to discuss changes to the current guidelines.
 - June 8th – Will notify the neighborhood



Bell Creek Single Family HOA - Board of Directors Meeting Minutes

Unfinished Business

Board Vacancy: Filled by Chuck Robertson.

Pool Repairs: Covered in Pool Committee discussion.

Reserve Study:

- Contract completed with DMA
- Review started, hope of first draft for 5/20. Will schedule a meeting with the board after that.

Website: Covered in Communications Committee discussion.

ARC Guidelines Review: Covered in ARC Committee discussion.

New Business

ARC Compliance Inspections: Covered in ARC Committee discussion.

HOA Socials & Alcohol: Covered in Social Committee discussion.

Notes from Members Voice:

Randy – Communication request of some kind of newsletter. Suggested to hire a company.

Executive Session:

Executive sessions was started at 7:36 PM, to discuss matters of account standings for neighbors, and ended at 8:11 PM.

Motion made by Jeff to have a process managed by Associa to send letters to community members who not current in their dues to have privileges to neighborhood amenities revoked, seconded by Jack.

The next meeting is scheduled for June 8, 2022 at 6:00 PM.

Meeting Adjourned: 8:16 PM

-End of Meeting Notes-